



10a Sumerlin Drive, Clevedon, BS21 6YW  
**£350,000**

Steven  
*Smith*

Occupying a generous garden plot on the eastern fringes of Clevedon, this detached property will make an ideal family home. Light and airy throughout, there is ample space on offer and plenty of opportunity to add one's own contemporary touches and finish. The ground floor accommodation comprises dual aspect sitting room overlooking the gardens, well proportioned kitchen/dining room and a useful downstairs cloakroom. To the first floor, there are three bedrooms and a modern shower room with white suite. To the front of the property, there is off street parking and access to the single attached garage, which provides convenient storage for those larger items. The gardens extend to the side and rear and are a real feature of this delightful home. A neat lawn and generous patio are framed with well stocked borders and there is an additional storage shed for garden tools and furniture. This is a fabulous spot to enjoy some family time in the sunshine! Sumerlin Drive is conveniently situated for easy access to highly regarded schools, nature walks in Court Woods and Marks and Spencer express store. Clevedon Town Centre is also within a level stroll through the network of linked footpaths. Sold with the advantage of no onward chain, an early viewing is recommended.

## **Accommodation (all measurements approximate)**

### **GROUND FLOOR**

Front door opens to:

#### **Hallway**

Stairs to first floor, window to side.

#### **Cloakroom**

White suite of WC, washhand basin, fully tiled walls and floor.

#### **Sitting Room 15' 10" x 11' 6" (4.82m x 3.50m)**

With two windows overlooking the rear garden and sliding patio door opening to the garden.

#### **Kitchen/Diner 16' 11" into bay x 9' 7" (5.15m into bay x 2.92m)**

Fitted with a range of wall and base units with working surfaces, stainless steel sink, gas and electric cooker points with fitted extractor hood, plumbing for washing machine, space for fridge/freezer, access to the Vaillant gas fired combination boiler. Tiled splashbacks, window and door to side and bay style window looking out onto front. Wood effect floor and space for a dining table.

### **FIRST FLOOR**

**Landing.** Skylight, built in cupboard.

#### **Bedroom 1 15' 10" x 10' 0" (4.82m x 3.05m)**

Measurements include a run of mirror fronted built in wardrobes and a second storage cupboard. Two windows to rear.

#### **Bedroom 2 9' 8" x 9' 2" (2.94m x 2.79m)**

Window looking out to front.

#### **Bedroom 3 9' 8" x 7' 3" (2.94m x 2.21m)**

Access to loft space. Window providing a pleasant outlook over neighbouring countryside and glimpses of the river.

#### **Shower Room**

Refitted with a three piece white suite of WC with concealed cistern, washhand basin set into vanity unit with storage below, shower cubicle with mains shower, fully tiled walls and floor, chrome ladder radiator, shaving light point, obscure window.

### **OUTSIDE**

From Sumerlin Drive wrought iron gates open to the block paved driving providing parking for numerous cars. The borders are laid to stone shingle and there is concrete pillared fencing. To the right hand side there is access to the single garage.





### Rear Garden

The rear garden can be accessed via a lockable side gate. Immediately outside of the sliding patio doors is a block paved patio which extends around the rear of the property giving a generous seating area. The garden is mature and laid to level lawn with established shrubs to borders and is bound by a mixture of brick wall and concrete pillared fencing and a small area of feather-board fencing. Outside water tap, personal door giving access to:

### Garage 17' 2" x 8' 6" (5.23m x 2.59m)

Automatic roller door, power and light, useful loft storage.

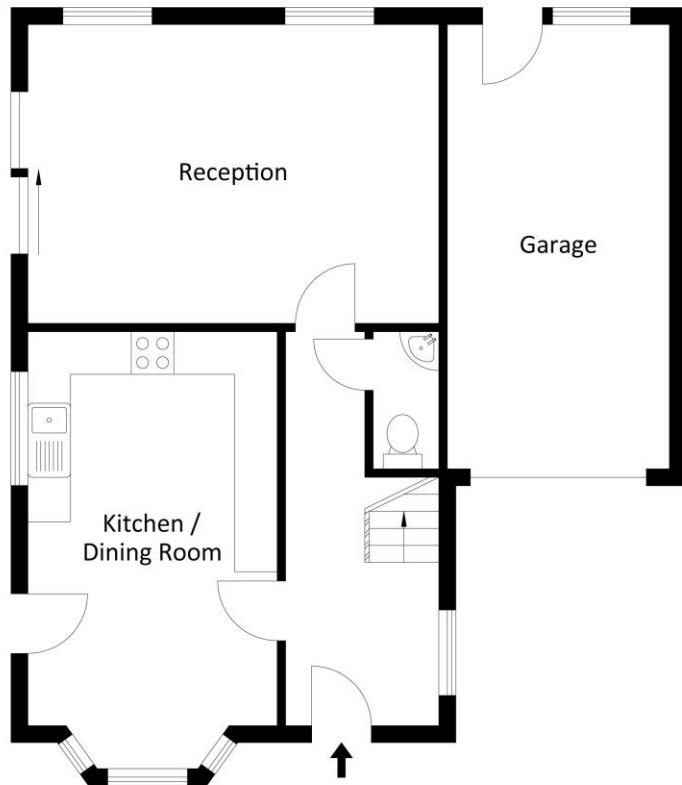






**10A Sumerlin Drive, Clevedon**

Approx. Area 587.90 Sq.Ft - 54.60 Sq.M  
(Total area includes garage)



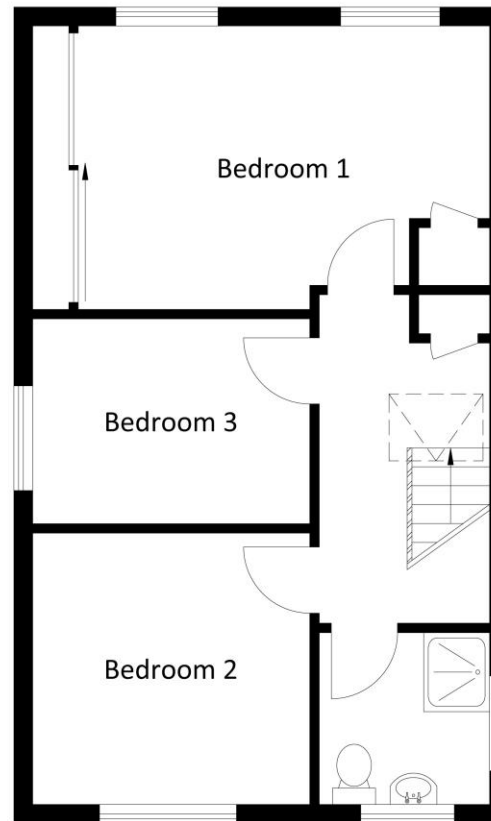
**Ground Floor**

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

**10A Sumerlin Drive, Clevedon**

Approx. Area 432.20 Sq.Ft - 40.20 Sq.M



**First Floor**

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Detached House



Freehold



3



Garden



1



D



1

**EPC**

D



Gas Central Heating



Garage and Parking





#### Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

#### Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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